

**FOR SALE**  
**OR**  
**LEASE**

**SHOWROOM/WAREHOUSE**  
**WITH RETAIL EXPOSURE**

9501 S Orange Ave & 690 4<sup>th</sup> Street  
Orlando. FL 32824



9501 S. Orange Ave



690 4<sup>th</sup> Street  
Fenced in 9,236 SF Warehouse

**C O N T A C T**

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108 Commerce Street, Suite 200  
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**www.ResultsREPartners.com**

**PROPERTY HIGHLIGHTS**

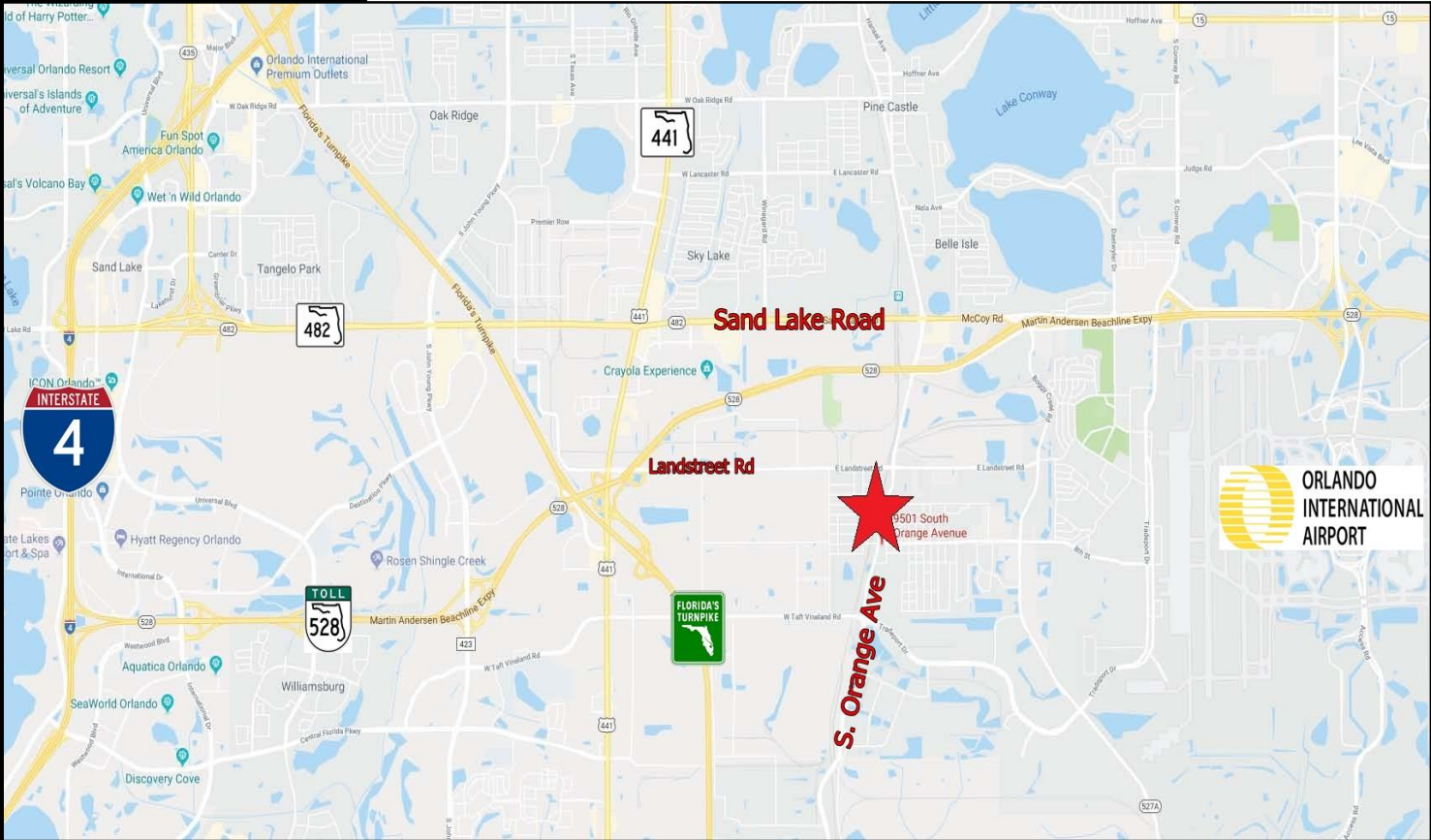
- (2) Buildings totaling 19,706 SF on 1.92 Acres zoned C-3
  - 9501 S. Orange: 10,140 SF grade level showroom/warehouse Built in 2006 with 20' clear height and 2,000 SF Showroom with the ability to expand office space by 2,000 SF on 2<sup>nd</sup> Floor Mezzanine Area
  - 690 4<sup>th</sup> St: 9,236 SF grade level warehouse built in 1980 with new roof in 2015 and about 2,000 SF of office area with 4 grade level doors and 16-18' clear
- Pylon & Building Signage Available on Orange Ave and 4<sup>th</sup> Street
- 3 Phase Electric Service with 4 Grade Level Doors
- Owner will improve for Credit Tenant, Fenced in secure C-3 Zoned Lot
- Close to 528, Sand Lake Road, HW 441, & the Florida Turnpike on S. Orange Ave
- Easy access to the Orlando Airport
- Up to 100% Financing Available (see broker for details)
- Great Redevelopment Site with 338' of frontage on Orange and 260' on 4<sup>th</sup> St.
- **For Lease:** **\$11.00 NNN**
- **For Sale:** **\$2,250,000**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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